



Planning & Economic Development Department
100 Hughes Road
Madison, Alabama 35758

Planning Commission Staff Report

Date: December 15, 2016

Project Name: ACE Hardware

Subject: Site Plan

Applicant: Jeff Weathers

Property Owner: Mary Margaret Lanier Long

Location: East of Hughes Road, south of Carter Drive and north of Portal Lane

Request Summary

The applicant is requesting site plan approval to construct at 12,500 square foot ACE Hardware Store on a 1.67 acre lot.

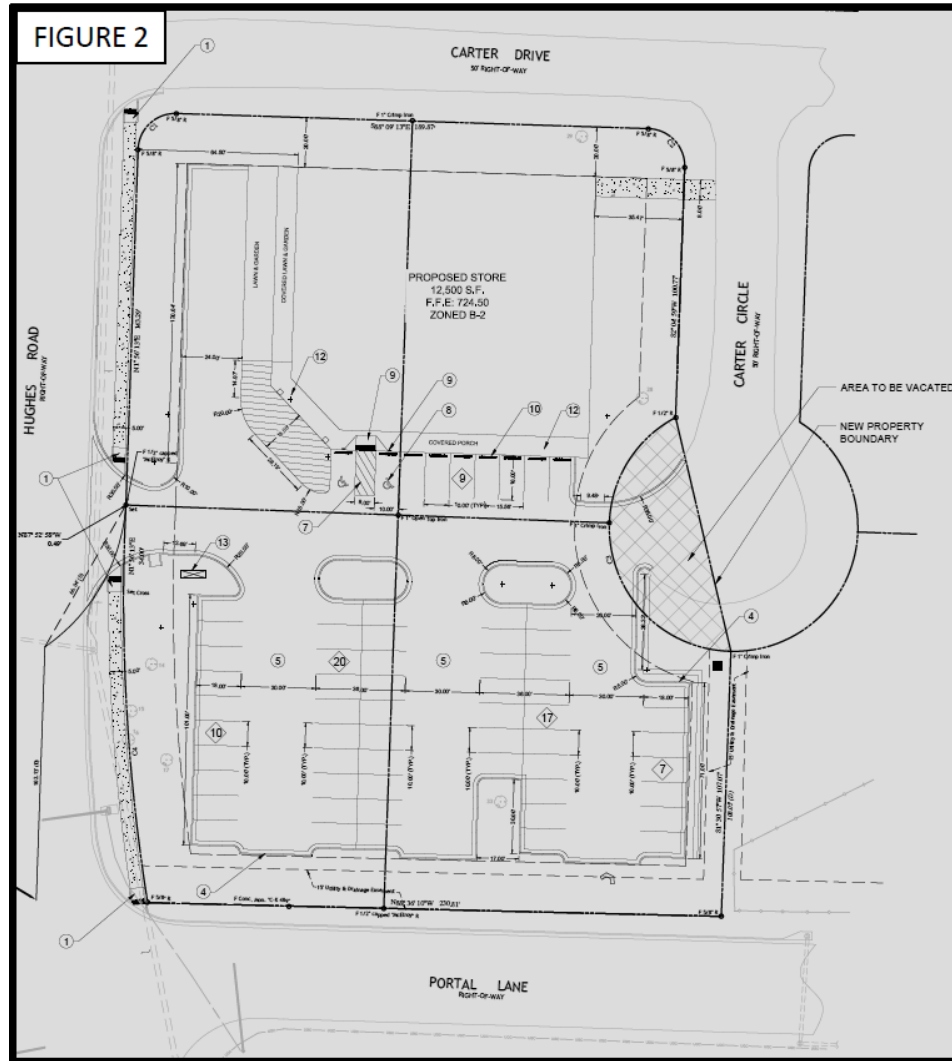


Recommendation

Motion to:
"Approve the site plan."

Project Request

The applicant is requesting site plan approval to build a 12,500 ACE Hardware Store and the required parking and landscaping. The applicant will also request the City to vacate a portion of the cul-de-sac along Carter Drive to allow for a better entrance radius.



General Information

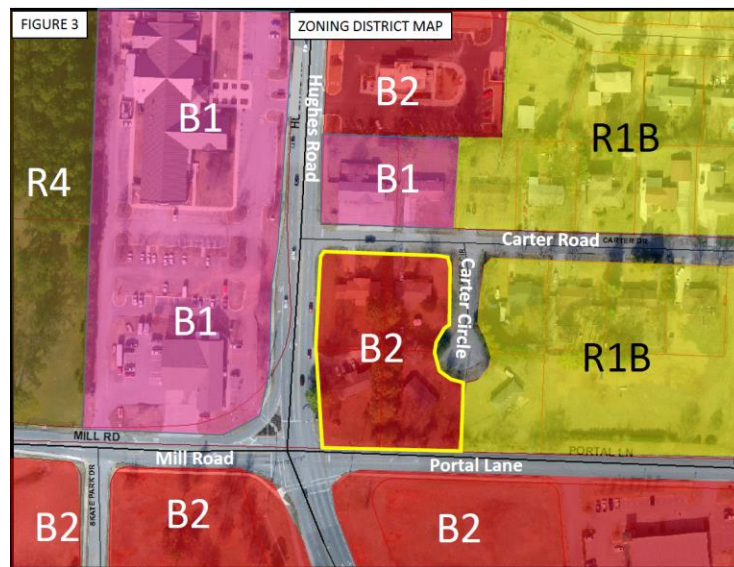
Background:

The Planning Commission recommended the subject site be rezoned from B1 (Neighborhood Business) to B2 (Community Business) at their January 21, 2016 regular meeting. The City Council voted to change the zoning of the site from B1 to B2 at their February 22, 2016 regular

meeting. The Planning Commission approved a certified plat, Clift Acres 2nd Addition, consolidating four lots into one at the October 20, 2016 Meeting. The reason for the plat was to allow future development.

Future Land Use, Zoning, and Existing Land Uses:

TABLE 1 LAND USE AND ZONING INFORMATION			
Location	Future Land Use Map	Zoning	Existing Land Use
Subject Site	C (Commercial)	B2 (Community Business)	Single-family dwellings
North of Subject Property (across Carter Rd)	C	B1 (Neighborhood Business)	Professional Office & Single-family dwelling
East of Subject Property (across Carter Circle)	RL (Residential Low Density)	R1B (Low Density Residential)	Single-family dwellings
South of Subject Property (across Portal Lane)	C	B2	Commercial Center
West of Subject Property (across Hughes Road)	I (Institutional)	B1	Madison City Hall



Conformance with Long Range Plans:

1. Land Use
The Future Land Use Map designates the subject property C (Commercial), which is consistent with the underlying zoning of B2.
2. Growth Plan
The subject property is within the Midtown Madison KDA. However, the Plan does not provide any recommendation specific to the site. It does designate properties to the north and south of the site as a “Local Commercial Node.”

3. Parks & Recreation Master Plan

There is a neighborhood park approximately 150 feet to the east of the subject property.

Zoning & Subdivision Compliance:

The proposed project complies with all applicable regulations found in the Zoning Ordinance and Subdivision Regulations. The project is required to provide sidewalk along all street frontages and meets all other requirements.

Technical Review Committee:

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with contingencies. The cul-de-sac must be properly vacated before the plans will be approved. Staff supports the vacation and the applicant is in the process of submitting the proper paperwork to begin that process. All existing structures that are on the property must be removed before the plan will be approved.

Analysis

Staff recommends approval of the site plan because it is in compliance with all applicable regulations including parking requirements and landscaping requirements. The project furthers the city's goals and will provide a new retail business within the city. The building is designed to be consistent with the city's architectural requirements.

Attachments

1. Recommended Technical Review Committee Contingencies for ACE Hardware
2. Site Plan dated 12/8/16
3. Color Rendering of ACE Hardware Site Plan

Attachment No. 1

Recommended Technical Review Committee Contingencies
Ace Hardware
Site Plan

Planning Department Comments

1. Provide a digital PDF of the revised site plan (including elevations)
2. Include copy of recorded plat in submittal set
3. Submit paperwork for vacation of cul-de-sac
4. Provide the names, addresses, and zoning of all adjoining property owners (if available)
5. Provide Flood Note
6. Show location of fence and list material in notes
7. Include Autoturn sheet in submittal set – (verify dumpster location via autoturn)
8. Provide the following General Notes on Site Plan Sheet:
 - 1) Proposed occupancy type of classification from adopted Building Code
 - 2) Express Density or intensity of use as Floor Area Ratio
 - 3) Note if building will be sprinklered or non-sprinklered
9. Include Elevation Sheet in submittal set, elevations must be compliant with Section 4-7-7 of the Zoning Ordinance
 - 1) List the colors and provide color sample of main building (yellow color)
 - 2) East and north elevations need a break up of the flat wall
10. Provide an outdoor lighting plan compliant with Section 5-22 of the Zoning Ordinance. Please include the following:
 - 1) Photometric drawing of the site
 - 2) Location of all external lighting on the site
 - 3) A diagram as to how each type of lighting fixture will be shielded & product specs or cut sheets for all outdoor lights

Engineering Department Comments:

1. Proof of submittal and payment required for ADEM permit
2. Provide erosion control plan phasing (installation requirements at pre-construction, during construction, post – construction)
3. Concerns about existing trees to remain – grading plan shows 1' - 2' of cut at existing trees – revise grading plan to address this concern
4. Grading at west entrance - pipe or force drainage along curb line (utilize valley gutter across entrance and flume thru island)
5. Grading at east entrance – cannot cut swale in cul-de-sac. Utilize valley gutter at end of curb/gutter section.
6. Provide the following information:
 - . What is the 10 and 100 year elevation of the north swale and rain garden?
 - a. What is the 100 year elevation of the stormtech chambers – what effects of surcharge on the upstream pipe system?
 - b. What is the volume difference between the pre and post 1.14" rainfall event

Fire Department Comments:

1. Note type of construction
2. Will building be sprinklered or fire wall protection?

Madison Utilities Comments:

1. Cap of all unused water and sewer services
2. Show existing water service on Hughes Rd.
3. Need Madison Utilities signature block
4. Note on MU pre-con meeting

Attachment No. 2

Site Plan

ACE Hardware

Received December 8, 2016

(If viewed electronically from a link on the published agenda, this attachment can be found
by clicking on the title of the project name listed on the agenda)

Attachment No. 3

Color Rendering
ACE Hardware



December 15, 2016